



Mortlake High Street
East Sheen, SW14

CHESTERTONS





Occupying the entire ground floor and basement of Grade II listed Suthrey House, this exceptional riverside residence offers beautifully proportioned accommodation with one of Mortlake's largest private riverside gardens.

Unlike many converted period buildings, the entire riverside garden is for the exclusive use of the ground floor apartment, creating an exceptional private setting.

Originally dating from 1619, with a significant Georgian addition in the early 19th century, the property combines remarkable heritage with elegant period detailing and generous lateral living. The principal rooms enjoy direct views across the private garden to the River Thames, creating an exceptional sense of space and tranquility.

The kitchen and dining room is the heart of the home, with three full-height sash windows overlooking the garden and the river beyond. A traditional range cooker, bespoke cabinetry and a glazed panel revealing the wine cellar below add both character and practicality.

Adjoining is a superb reception room centred around a log-burning stove, with further floor-to-ceiling sash windows providing an abundance of natural light.

The bedroom accommodation is arranged to the front of the property and comprises three generous double bedrooms, including a principal suite with an en-suite bathroom, together with two further bathrooms.

An occasional fourth bedroom is currently arranged as an additional reception room, offering flexibility as a family room, home office or occasional guest room.

The extensive basement provides useful ancillary space, in addition to the wine cellar, and offers excellent potential for further accommodation, subject to the necessary planning permissions and listed building consents.

Set behind private electric gates, the property also benefits from off-street parking for up to five vehicles.

Suthrey House occupies an enviable position on the banks of the River Thames, within easy reach of Barnes Village, White Hart Lane and Sheen Lane; offering an excellent selection of independent shops, cafés and restaurants alongside a large Waitrose and an M&S Food supermarket. Local favourites include, Orange Pekoe Cafe, Rick Steins restaurant and the Watermans Arms pub and restaurant. Mortlake and Barnes Bridge stations provide regular train services into central London, while Richmond Park, Barnes Common and the Royal Botanic Gardens at Kew, are both close by. The area is also exceptionally well served by an outstanding selection of private and state schools, including St Paul's School, The Harrodian School, Istock Place School and Thomson House School to name just a few.

Asking Price £2,250,000

- Grade II Listed Riverside Residence
- Sympathetically Refurbished
- 2,757 Sq. Ft. (inc. Shed)
- Exceptional Private Garden
- Three-Four Bedrooms & Three Bathrooms
- Extensive Basement & Wine Cellar
- Gated Private Parking for Five Cars
- Leasehold: 999 Years from 2 July 1982
- Ground Rent: £50 per annum
- Service Charge: Vendor advises circa £850 per annum

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Leasehold with 955 years remaining

Service Charge: £850 per annum (as advised by vendor)

Ground Rent: £50 per annum

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: F

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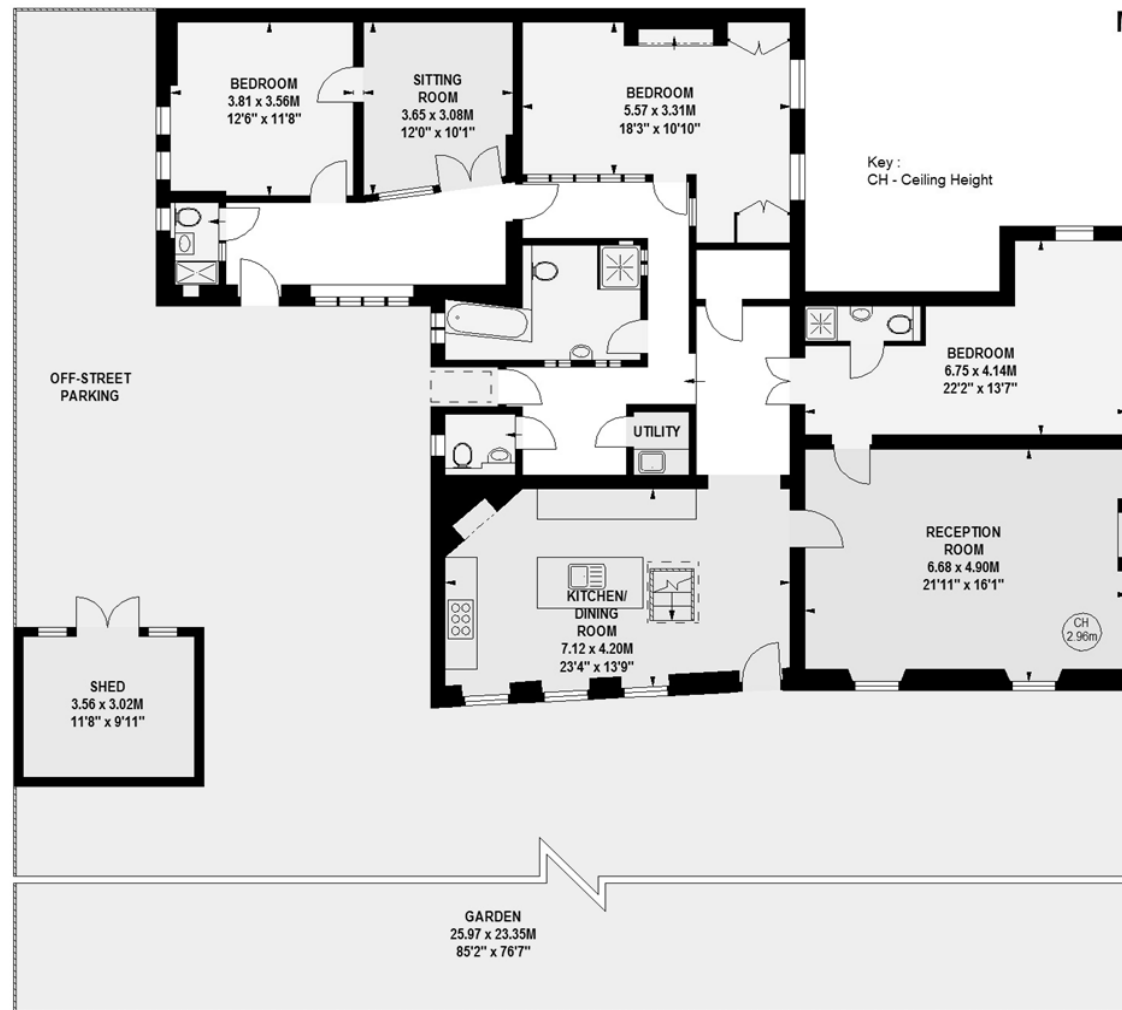
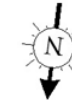
Approximate gross internal area

256.13 sq m / 2757 sq ft

(Including Shed)

Shed

10.68 sq m / 115 sq ft



585 sq ft

Lower Ground Floor

2057 sq ft
Ground Floor

This floor plan is a representation for guidance purposes only, not for valuation.
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